



**DEPARTMENT OF THE ARMY**  
**U.S. ARMY CORPS OF ENGINEERS, GALVESTON DISTRICT**  
**2000 FORT POINT RD**  
**GALVESTON, TEXAS 77550**

Evaluation Branch

**INTERAGENCY COORDINATION NOTICE**  
**FOR**  
**LETTER OF PERMISSION**

6 June 2022

**SUBJECT:** Permit Application No: SWG-2021-00168

**APPLICANT:** Timtom Land Holdings, LLC  
4711 North Wheeler  
Jasper, Texas 75951-8239  
POC: Tom Marian  
Telephone: 713-829-2934  
Email: tom@buffalomarine.com

**AGENT:** Environmental Solutions and Innovations  
1158 Dutilh Road  
Mars, Pennsylvania 16046-9448  
POC: Shaun Kline  
Telephone: 513-591-6383  
Email: skline@envsi.com

**PURPOSE OF INTERAGENCY COORDINATION:**

To inform you of a proposal for work in which you might be interested. It is also to solicit your comments and information to better enable us to make a reasonable decision on factors affecting the public interest. The U.S. Army Corps of Engineers (Corps) is not the entity proposing or performing the proposed work, nor has the Corps taken a position, in favor or against the proposed work. A copy of the plans, in 7 sheets, is enclosed for your review. Please respond within 15 days from the date of this letter.

**AUTHORITY:** This application is being evaluated under Section 10 of the Rivers and Harbors Act of 1899.

**LOCATION:** The project site is located in the San Jacinto River, at 17433 River Road, in Channelview, Harris County, Texas. The project can be located on the U.S.G.S. quadrangle map titled: Highlands, Texas.

**LATITUDE & LONGITUDE (NAD 83):**

**Latitude:** 29.798659° North; **Longitude:** 095.080778° West

**PROJECT DESCRIPTION:** The applicant proposes to remove 109 existing dilapidated pilings and install 10, 21-inch-diameter monopiles below the High Tide Line along the shoreline.

**NATIONAL REGISTER OF HISTORIC PLACES:** The staff archaeologist has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible, and other sources of information. The following is current knowledge of the presence or absence of historic properties and the effects of the undertaking upon these properties:

The proposed project is of such limited nature and scope that it has no potential to affect historic properties, even if present within the project area.

**THREATENED AND ENDANGERED SPECIES:** Preliminary indications are that no known threatened and/or endangered species or their critical habitat will be affected by the proposed work.

**ESSENTIAL FISH HABITAT:** This coordination letter initiates the Essential Fish Habitat consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Our initial determination is that the proposed action would not have a substantial adverse impact on Essential Fish Habitat or federally managed fisheries in the Gulf of Mexico. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

**PUBLIC INTEREST REVIEW FACTORS:** This application will be reviewed in accordance with 33 CFR 320-332, the Regulatory Programs of the Corps, and other pertinent laws, regulations and executive orders. The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the proposal, will be considered: among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs and, in general, the needs and welfare of the people.

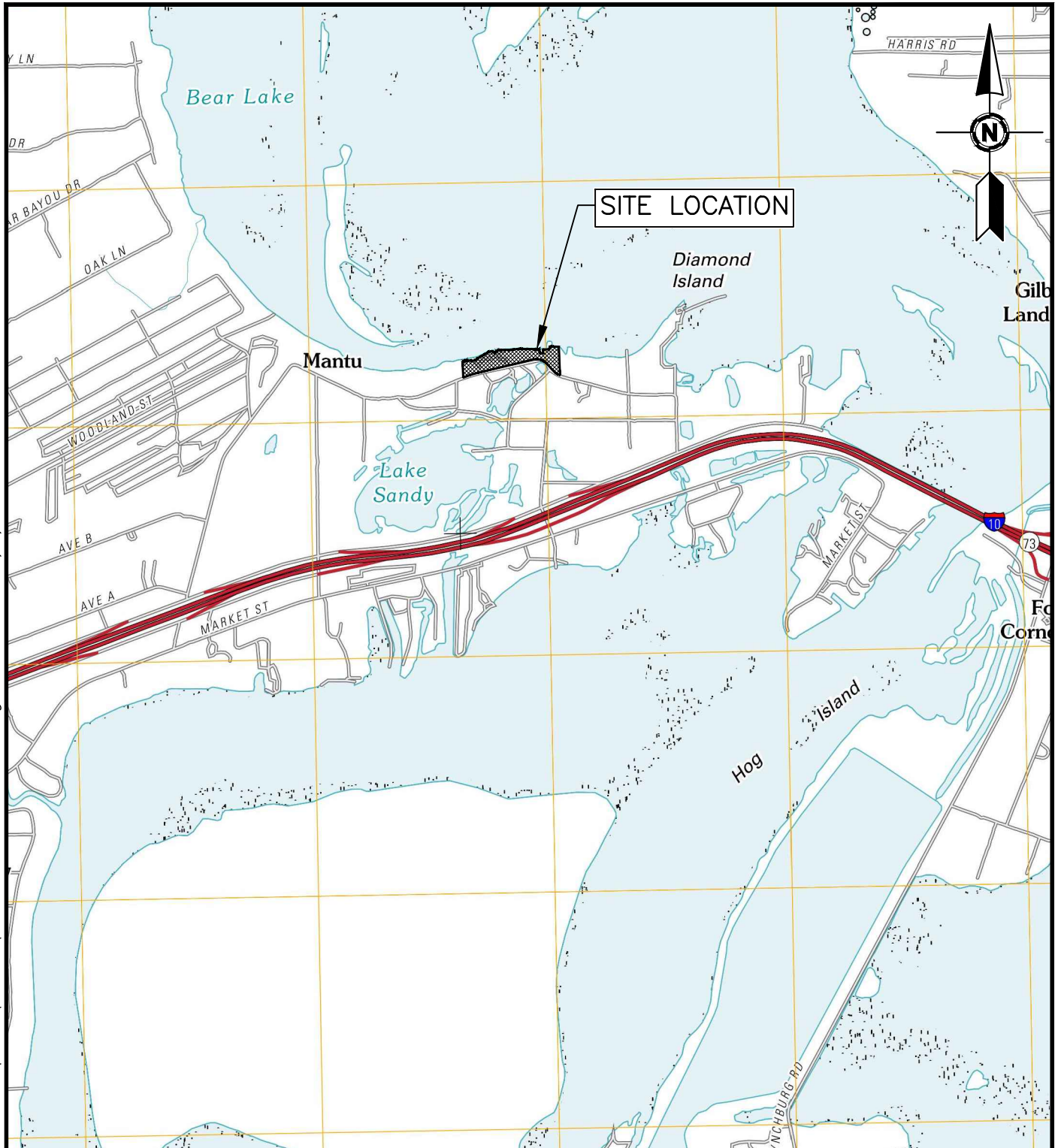
**OTHER AGENCY AUTHORIZATIONS:**

The State of Texas Coastal Management Plan consistency is required. The applicant has stated that the proposed activity complies with Texas' approved Coastal Management Program goals and policies and will be conducted in a manner consistent with said program.

The Project Manager is Mr. Brian J. Bader and may be reached at 409-766-3037, or via email at [Brian.J.Bader@usace.army.mil](mailto:Brian.J.Bader@usace.army.mil).

DISTRICT ENGINEER  
GALVESTON DISTRICT  
CORPS OF ENGINEERS

R:\Projects\2020\1647 Timtom River Rd\CADD\Sheets\1647 Permit no dock.dwg VICINITY MAP 2/4/2022 7:56 AM



USGS 7.5' TOPOGRAPHIC SERIES, HIGHLANDS, TX QUADRANGLE

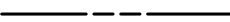
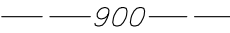
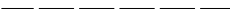


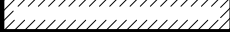










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**Environmental Solutions & Innovations, Inc.**  
 1341 Old Freedom Road  
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**RIVER ROAD DEVELOPMENT**  
 PERMIT PLAN VIEWS  
 VICINITY MAP

BY:	LJS
DATE:	2/19/2021
SHEET #:	VM-01
PROJECT #:	1647

**LEGEND**

	EXISTING PARCEL LINE
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING FENCE
	EXISTING OVERHEAD WIRES/UTILITY POLE
	EXISTING STRUCTURE
	EXISTING DOCK STRUCTURE
	EXISTING CONCRETE PAD/PAVING
	EXISTING GRAVEL AREA
	APPROXIMATE MEAN SEA LEVEL (MSL) (0.843 FT-NAVD88)
	APPROXIMATE MEAN HIGH WATER LEVEL (MHW) (1.427 FT-NAVD88)
	APPROXIMATE MEAN HIGHER HIGH WATER LEVEL (MHHW) (1.522 FT-NAVD88)
	PROPOSED FENCE/GATE (UNDER SEPARATE APPLICATION WITH HARRIS COUNTY)
	PROPOSED 21" MONOPILES

NOTE: SOURCE FOR THE MSL, MHW, AND MHHW TIDAL DATUMS IS NOAA TIDAL STATION 8770733 (LYNCHBURG LANDING), PUBLISHED 26 OCTOBER 2017. ALL TIDAL DATUMS CONVERTED TO FEET NORTH AMERICAN VERTICAL DATUM (FT-NAVD88).



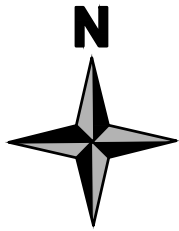
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RIVER ROAD DEVELOPMENT  
PERMIT PLAN VIEWS  
LEGEND

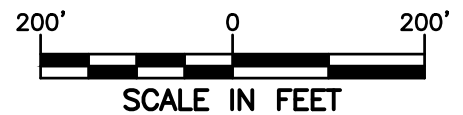
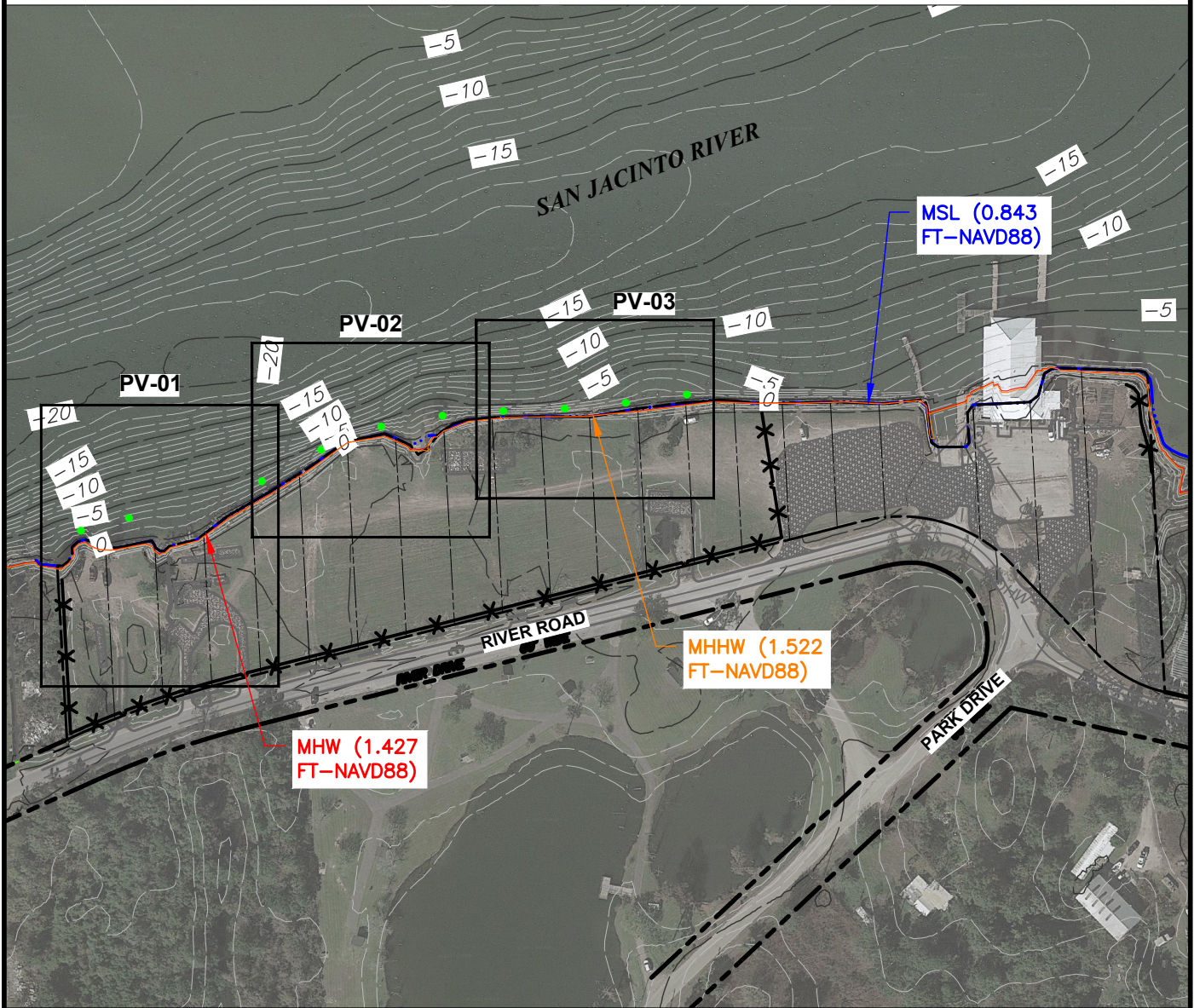
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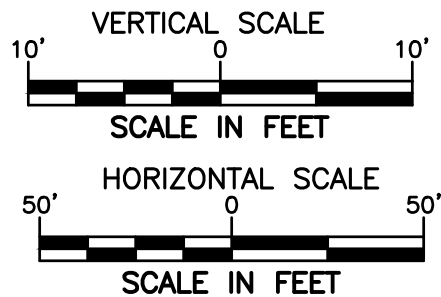
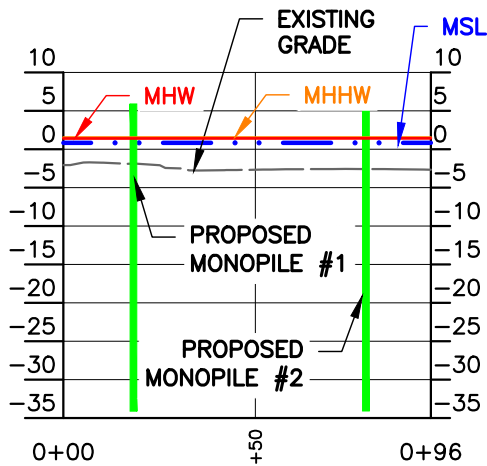
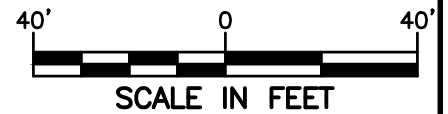
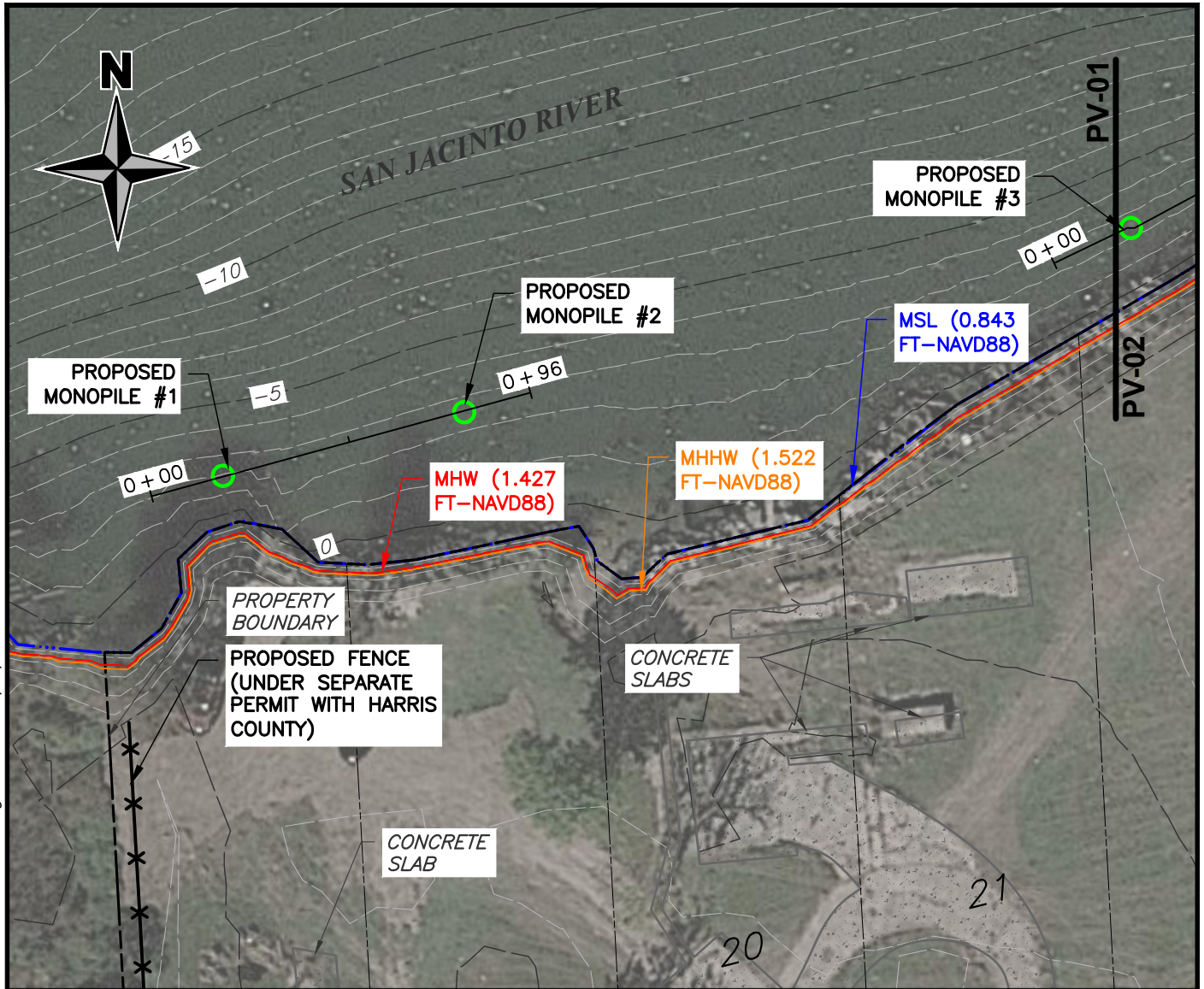
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**RIVER ROAD DEVELOPMENT**  
PERMIT PLAN VIEWS  
KEY MAP

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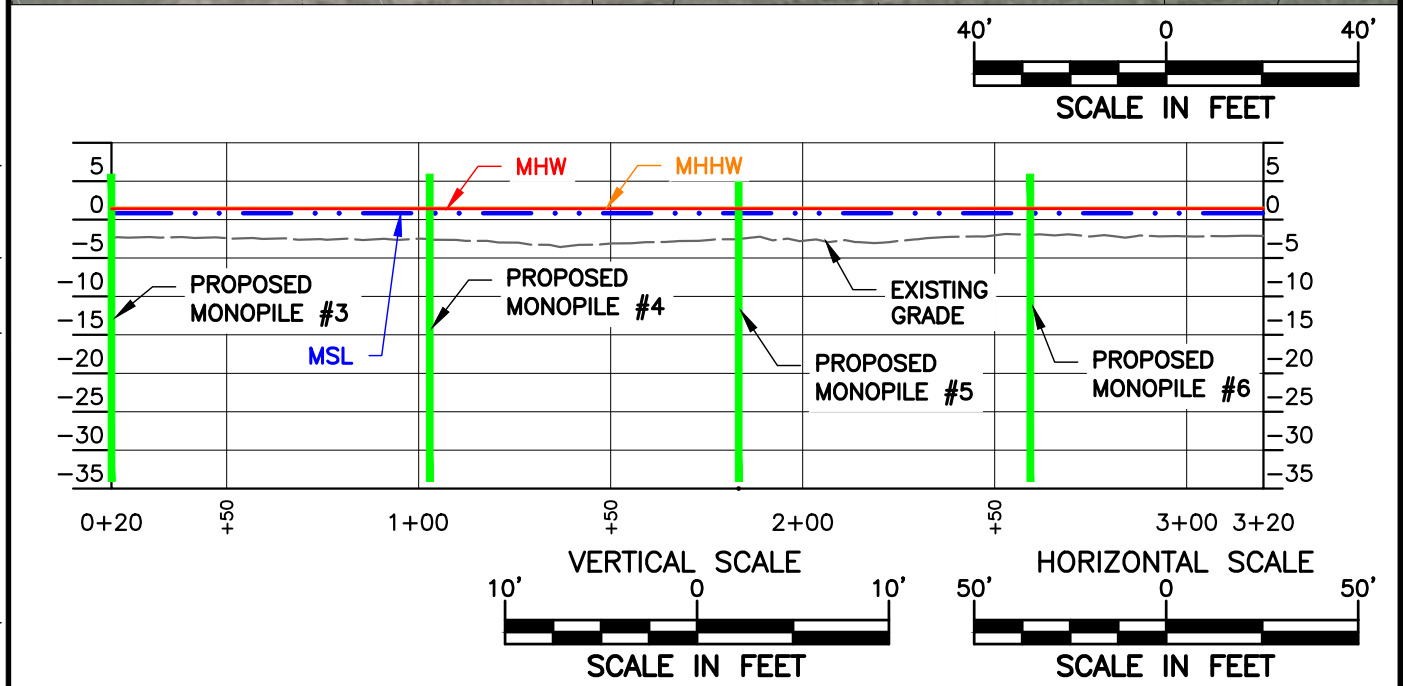
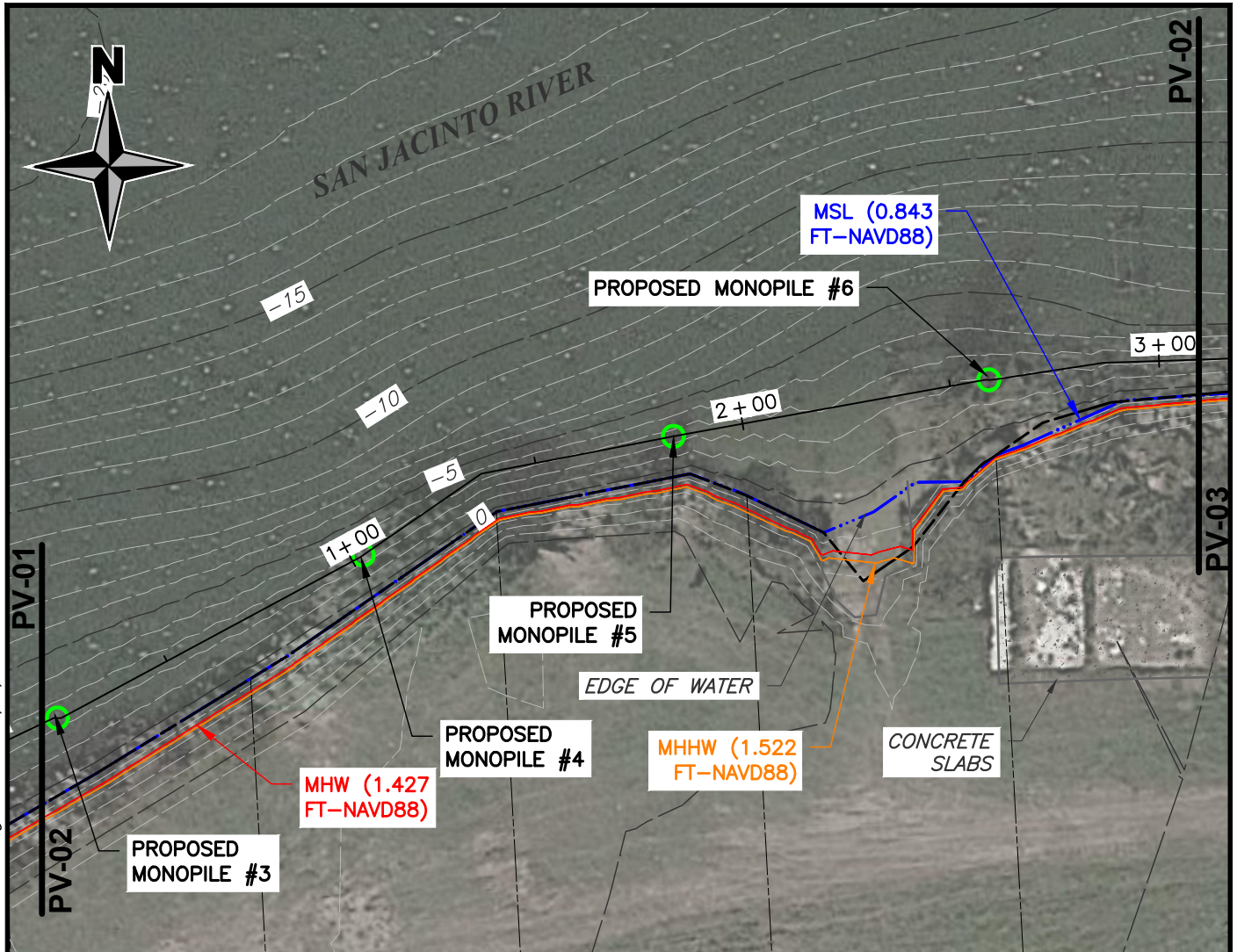


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**RIVER ROAD DEVELOPMENT**  
**PERMIT PLAN VIEWS**  
**PLAN VIEW**

BY: **LJS**  
 DATE: **2/19/2021**  
 SHEET #: **PV-01**  
 PROJECT #: **1647**

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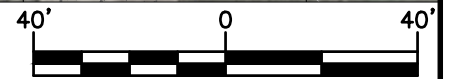
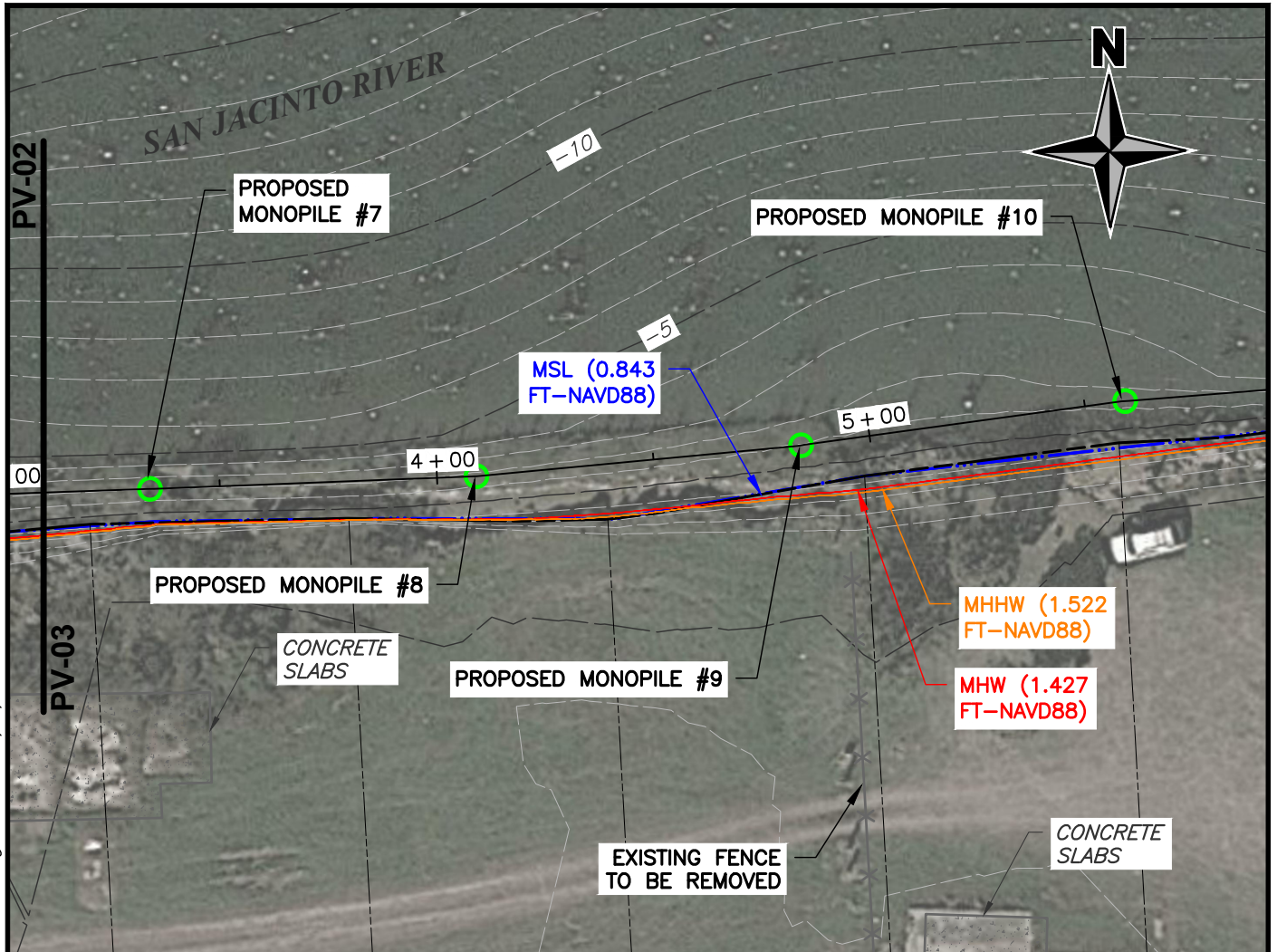
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RIVER ROAD DEVELOPMENT  
 PERMIT PLAN VIEWS  
 PLAN VIEW

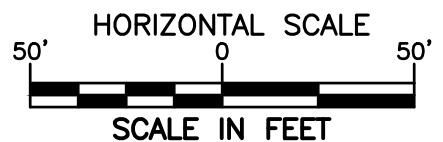
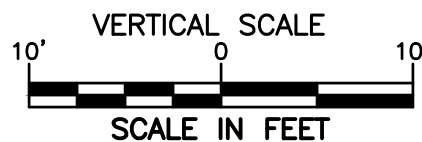
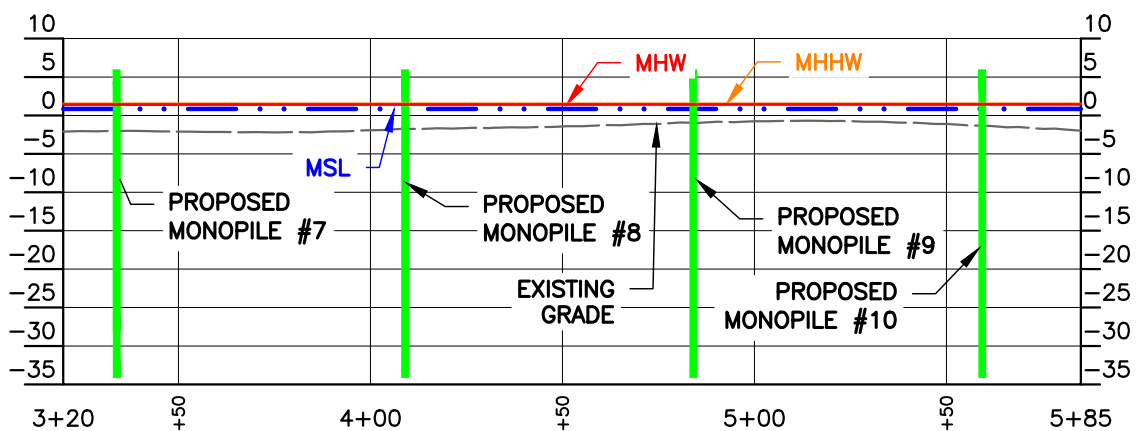
BY: LJS  
 DATE: 2/19/2021  
 SHEET #: PV-02  
 PROJECT #: 1647



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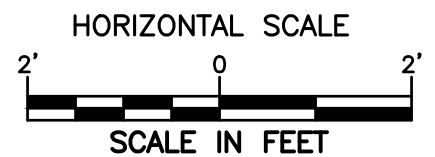
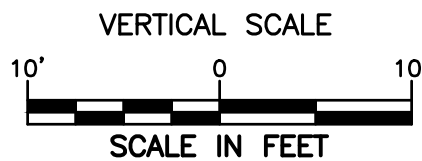
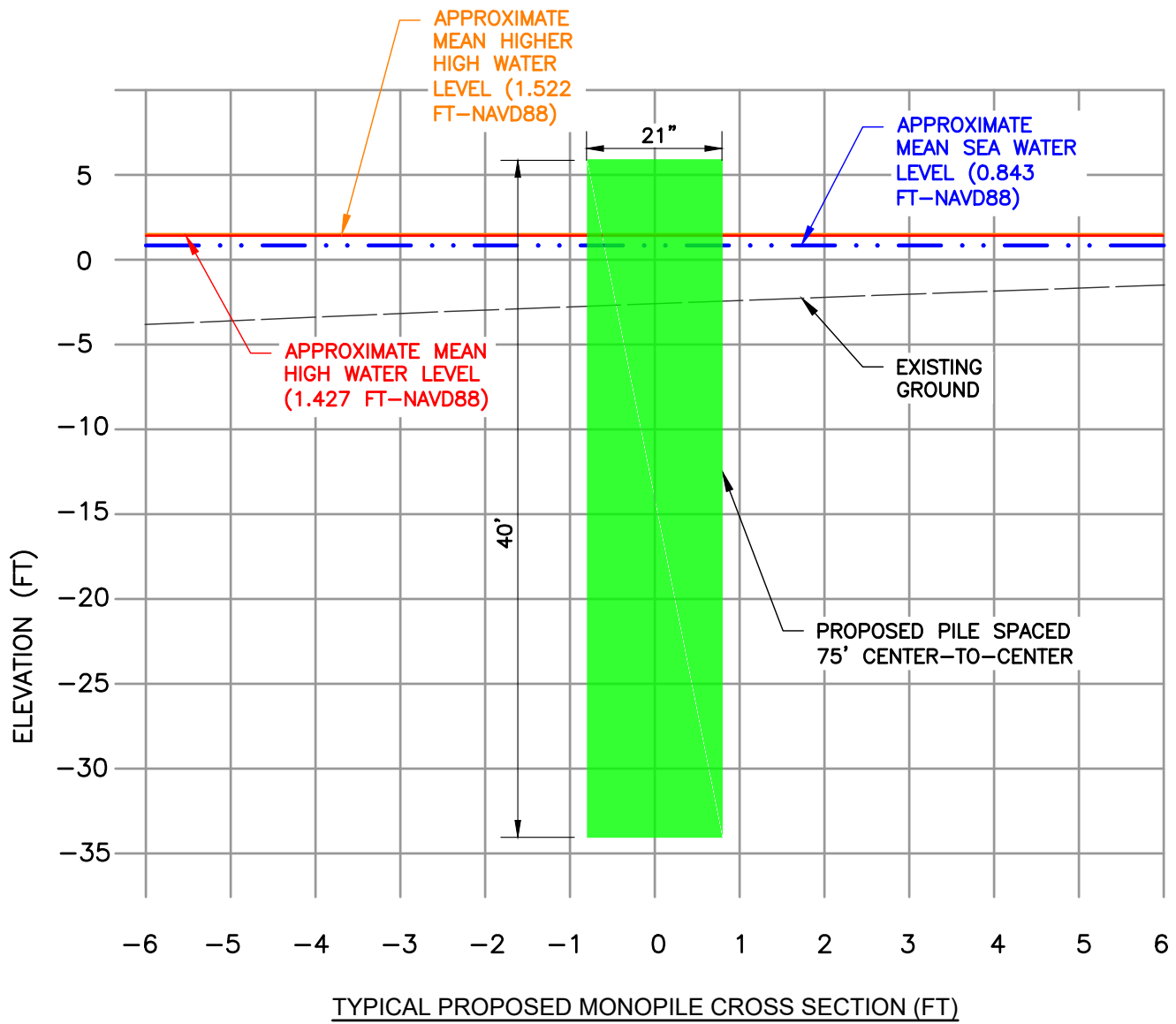
SCALE IN FEET



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 PERMIT PLAN VIEWS  
 PLAN VIEW

BY: LJS  
 DATE: 2/19/2021  
 SHEET #: PV-03  
 PROJECT #: 1647



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RIVER ROAD DEVELOPMENT  
PERMIT PLAN VIEWS  
CROSS SECTION

BY: LJS  
DATE: 2/19/2021  
SHEET #: CS-01  
PROJECT #: 1647

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